



## SURPLUS LAND PARCEL INFORMATION SHEET

Pin	2421
Project	SP-15-7(156)293
Parcel	202:TQ
Tax ID	27-21-176-019

Auction Date: **November 16, 2017**

This property has a **First Right of Refusal** that has been **RETAINED** by the previous owner.

**ADDRESS**      **2865 West 11384 South, South Jordan**



**Minimum Bid**      **\$245,000.00**  
**Deposit (10%)**      **\$24,500.00**

*(Subject to change due to actual sale amount at time of auction)*

**COUNTY**      Salt Lake  
**SQ. FT.**      44,590  
**ACRES**      1.024

### GENERAL INFORMATION

#### CLOSING COSTS

**\*\*\*ALL CLOSING COSTS ARE DUE FROM**

**THE PREVAILING BIDDER AT THE TIME OF THE AUCTION\*\*\***

Engineering Document Preparation	\$1,500.00
Appraisal Costs:	\$1,850.00
Administrative Fee	\$250.00
Sales Processing Costs	\$500.00

<b>TOTAL CLOSING COSTS</b>	<b>\$4,100.00</b>
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	Section	21	Township	3S	Range	1W	Meridian	S.L.B. & M
<b>Legal Description</b>	Beginning at the intersection of the westerly boundary line of said entire tract and the northerly right of way line of 11400 South Street, established by this document, which intersection is 1,120.94 feet N.89°57'38"W. along the quarter section line and 61.64 feet N.00°00'44"W. from the center of said Section 21; and running thence N.00°00'44"W. 203.88 feet along said westerly boundary line; thence S.89°57'38"E. 224.53 feet; thence S.00°01'27"E. 180.44 feet to said northerly right of way line; thence along said northerly right of way line the following three (3) courses and distances: (1) S.45°09'40"W. 22.69 feet; thence (2) westerly 98.39 feet along the arc of a non-tangent 2,050.50-foot radius curve to the left through a central angle of 02°44'58", (Note: Chord to said curve bears S.88°43'24"W. for a distance of 98.38 feet); thence (3) S.87°20'55"W. 110.23 feet to the point of beginning.							
<b>Access</b>	Property does not have access from 11400 South (SR-175). Access is from 2865 West.							
<b>Reservations of Sale</b>	<ol style="list-style-type: none"> <li>1. Property is subject to a Perpetual Easement</li> <li>2. Signs , Billboards, Outdoor Advertising Structures, or advertising of any kind as defined in 23 United States Code, Section 135, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principle activities conducted on this land.</li> <li>3. Together with and subject to any and all easements, rights or way and restrictions appearing of record or enforceable in law and equity.</li> <li>4. Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of land.</li> </ol>							
<b>Disclosures</b>	1. First Right of Refusal on property has been <b><u>RETAINED</u></b> by previous owner.							
<b>For Additional Information Contact</b>	<b>Deryl Davis</b>  Surplus Land Coordinator  Office: 801-965-4701 Cell: 385-222-6664 <a href="mailto:ddavis@utah.gov">ddavis@utah.gov</a>		<b>Brad Daley</b>  Surplus Land Program Manager  Office: 801-965-4282 Cell: 801-633-6250 <a href="mailto:bdaley@utah.gov">bdaley@utah.gov</a>		<b>Shirleen Hancock</b>  ROW Deputy Director Property Management  Office: 801-965-4438 Cell: 801-633-4723 <a href="mailto:shirleenhancock@utah.gov">shirleenhancock@utah.gov</a>			

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## Quit Claim Deed

Salt Lake County

Parcel No. 15-7:202:TQ  
Project No.SP-15-7(156)293  
Affecting Tax No. 27-21-176-019

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to \_\_\_\_\_, Grantee, at \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_, Zip \_\_\_\_\_, for the sum of Ten (\$10.00), Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, T. 3 S., R. 1 W., S.L.B. & M.

The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly boundary line of said entire tract and the northerly right of way line of 11400 South Street, established by this document, which intersection is 1,120.94 feet N.89°57'38"W. along the quarter section line and 61.64 feet N.00°00'44"W. from the center of said Section 21; and running thence N.00°00'44"W. 203.88 feet along said westerly boundary line; thence S.89°57'38"E. 224.53 feet; thence S.00°01'27"E. 180.44 feet to said northerly right of way line; thence along said northerly right of way line the following three (3) courses and distances: (1) S.45°09'40"W. 22.69 feet; thence (2) westerly 98.39 feet along the arc of a non-tangent 2,050.50-foot radius curve to the left through a central angle of 02°44'58", (Note: Chord to said curve bears S.88°43'24"W. for a distance of 98.38 feet); thence (3) S.87°20'55"W. 110.23 feet to the point of beginning.

Continued on Page 2  
UDOT RW-05UD (12-01-03)

The above described tract of land contains 44,590 square feet in area or 1.024 acre, more or less.

(Note: Rotate above bearings 0°14'42" clockwise to equal highway bearings.)

PARCEL 202:TE

RESERVING THERE FROM UNTO GRANTOR and it's assigns a perpetual easement, upon part of an entire tract of property, in the SE1/4NW1/4 of Section 24, T. 3 S., R. 1 W., S.L.B. & M., in Salt Lake County, Utah for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, and highway appurtenances including, slopes, walls, street and signal lighting facilities, directional and traffic information signs, hereinafter called FACILITIES, incident to the widening and/or construction of 11400 South Street known as Project No. SP-15-7(156)293, ALSO RESERVING unto SOUTH JORDAN CITY, a municipal corporation of the State of Utah, at 1600 West Towne Center Drive, South Jordan, Utah 84095, and it's assigns, a perpetual easement, upon part of an entire tract of property, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to electrical service and distribution lines, culinary and irrigation water facilities. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the westerly boundary line of said entire tract and the northerly right of way line of 11400 South Street, which intersection is 1,120.94 feet N.89°57'38"W. along the quarter section line and 61.64 feet N.00°00'44"W. from the center of said Section 21; and running thence N.00°00'44"W. 7.98 feet along said westerly boundary line; thence N.87°00'36"E. 83.84 feet; thence N.88°59'28"E. 124.98 feet; thence N.45°09'40"E. 22.39 feet; thence S.00°01'27"E. 7.05 feet to said northerly right of way line; thence along said right of way line the following three (3) courses and distances: (1) S.45°09'40"W. 22.69 feet; thence (2) westerly 98.39 feet along the arc of a non-tangent 2,050.50-foot radius curve to the left through a central angle of 02°44'58", (Note: Chord to said curve bears S.88°43'24"W. for a distance of 98.38 feet); thence (3) S.87°20'55"W. 110.23 feet to the point of beginning .

The above described part of an entire tract contains 1,714 square feet in area or 0.039 acres, more or less.

(Note: Rotate above bearings 0°14'42" clockwise to equal highway bearings.)

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.



Parcel No. 15-7:202:TQ  
Project No.SP-15-7(156)293

Signs, Billboards, outdoor Advertising structures, or advertising of any kind defined in Title 23 United States Code, Section 131, shall not be erected, displayed, places or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

The Grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

The above described tract of land is granted without access to or from the adjoining 11400 South Street over and across the northerly boundary line of said tract.

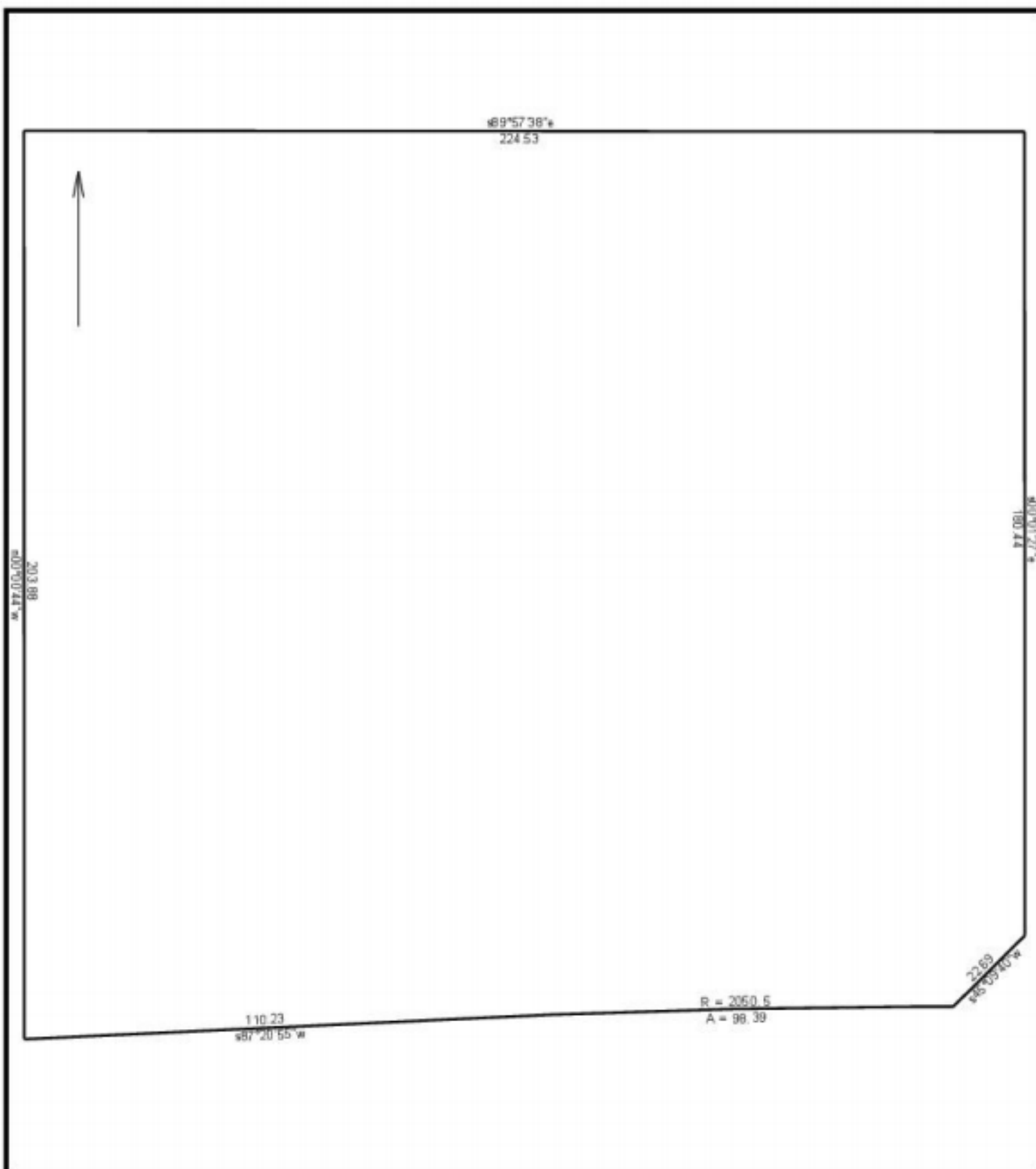
**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_, by its Director of Right of Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By \_\_\_\_\_  
 Director of Right of Way

On the date first above written personally appeared before me, \_\_\_\_\_, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp  
the date in this certificate first above written.

**Notary Public**



Parcel No. 15-7:202:TQ

6/22/2011

Scale: 1 inch= 29 feet

File: 2421\_SP-15-7(156)293\_11Q\_202\_STQ.ndp

Tract 1: 1.0236 Acres (44589 Sq. Feet), Closure: n47.2742w 0.01 ft. (1/120851), Perimeter=840 ft.

01 n00.0044w 203.88

02 s89.5738e 224.53

03 s00.0127e 180.44

04 s45.0940w 22.69

05 Lt, r=2050.50, arc=98.39, chord=s88.4324w 98.38

06 s87.2055w 110.23

